

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-324</u>	<u>PASOS DEL RIO, INC.</u>
<u>03-078</u>	<u>EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS</u>
<u>03-181</u>	<u>ADE INVESTMENT PROPERTIES, INC.</u>
<u>03-207</u>	<u>U-HAUL CO. OF FLA., INC.</u>
<u>03-218</u>	<u>CREATIVE ACADEMY, INC.</u>
<u>03-228</u>	<u>MARIA RIVERA & RAMON CASANAS</u>
<u>03-232</u>	<u>NIRMALA MANBODH</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/29/03 TO THIS DATE:

HEARING NO. 03-2-CZ14-3 (02-324)

21-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting approval to permit 4 lots with areas as follows: Parcel "A" for 2.03 gross acres; Parcel "B" for 1.37 gross acres; Parcel "C" for 2.64 gross acres and Parcel "D" for 2.65 gross acres. (The underlying zoning district regulations require 5 acres each).
- (2) Applicant is requesting approval to permit 3 lots with frontages as follows: Parcel "B" for 162.5', Parcel "C" for 168.5' and Parcel "D" for 168.5'. (The underlying zoning district regulations require 200' frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/29/03

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38
Council Area 14
Comm. Dist. 8

APPLICANTS: EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

RU-1 (Single Family Residential)

HEARING NO. 03-10-CZ14-1 (03-181)

1-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: ADE INVESTMENT PROPERTIES, INC.

AU to EU-1

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 25' thereof, all in Section 1, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 292 Street & S.W. 180 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.6 Acres

AU (Agricultural – Residential)

EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 03-10-CZ14-2 (03-207)

34-55-39
Council Area 14
Comm. Dist. 9

APPLICANT: U-HAUL CO. OF FLA., INC.

IU-1 to RU-3M

SUBJECT PROPERTY: The south 200' of the east 705' of Tract 2 of PORTION OF TROPICO, Section 34, Township 55 South, Range 39 East, Plat book 2, Page 57.

LOCATION: The Southwest corner of S.W. 137 Avenue & theoretical S.W. 169 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.24 Acres

IU-1 (Industry - Light)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: CREATIVE ACADEMY, INC.

MODIFICATION of Conditions #2, 5, 7, 10, 11 & 14 of Resolution 4ZAB-163-82, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Proposed Private Educational Facilities for the First Church of God,' as prepared by Russell Charles Zinkel, Sr., Architect, NCARB; and 'Sign Detail,' as prepared by Frank Makowski, Land Surveyor, and dated 2/15/82."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Creative Kids Academy,' as prepared by Tony Fernandez, Architect, consisting of four pages and dated June 25, 2003."

FROM: "5. That the use be approved and restricted to a maximum of 34 students."

TO: "5. That the use be approved and restricted to a maximum of 80 students."

FROM: "7. That the hours of operation shall be from 7:30 a.m. to 6:00 p.m."

TO: "7. That the hours of operation shall be from 7:30 a.m. to 8:00 p.m."

FROM: "10. That the number of classrooms shall not exceed 4."

TO: "10. That the number of classrooms shall not exceed 7."

FROM: "11. That the number of teachers shall not exceed 7. That the number of administrative and clerical personnel (other than teachers) shall not exceed 2."

TO: "11. That the number of teachers and staff shall not exceed 16."

FROM: "14. That no sign be used in connection with the school use."

TO: "14. That the existing sign be permitted to show information on the day care center along with the religious facility use."

The purpose of the request is to allow the applicant to change the interior layout of the day care center and private school, to increase the number of students and staff permitted, to extend the hours of operation and to allow the existing sign to advertise the day care center use along with the religious facility.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the SW¼ of the SE ¼ of the NW¼ in Section 5, Township 57 South, Range 39 East.

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HEARING NO. 03-10-CZ14-3 (03-218)

5-57-39
Council Area 14
Comm. Dist. 8

APPLICANT: CREATIVE ACADEMY, INC.

PAGE TWO

LOCATION: 16325 S.W. 288 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 03-10-CZ14-4 (03-228)

12-56-39
Council Area 14
Comm. Dist. 9

APPLICANTS: MARIA RIVERA & RAMON CASANAS

Applicant is requesting to permit a single family residence setback a minimum of 4.15' from the interior side (west) property line and setback 19.7' from the front (south) property line. (The underlying zoning district regulations require a setback of 7.5' from the interior side property line and a setback of 25' from the front property line).

Plans are on file and may be examined in the Zoning Department entitled "Exterior Improvements," prepared by E. P., and consisting of 5 pages, dated 5-30-02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 35, ADDITION "T", SOUTH MIAMI HEIGHTS, Plat book 86, Page 54.

LOCATION: 11833 S.W. 203 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-10-CZ14-5 (03-232)

6-56-40
Council Area 14
Comm. Dist. 9

APPLICANT: NIRMALA MANBODH

Applicant is requesting approval to allow a single family residence to setback 6.4' from the rear (south) property line and setback 5.5' from the interior side (west) property line. (The underlying zoning district regulation requires 25' from the rear property line and 7.5' from the interior side property line).

Plans are on file and may be examined in the Zoning Department entitled "Addition Legalization for Nirmala Manbodh," as prepared by Ruben J. Pujol, dated 6/2/03 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 69, SOUTH MIAMI HEIGHTS, THIRD ADDITION, Plat book 90, Page 34.

LOCATION: 11430 S.W. 191 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,900 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)